

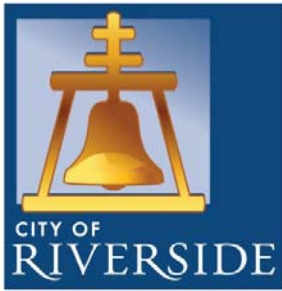
City of Arts & Innovation

**CITY PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, SEPTEMBER 5, 2019, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

**PLANNING COMMISSIONERS**

|  | WARDS                  | KIRBY | ROBERTS | RUBIO | PARKER | MILL | ALLEN | ROSSOUW | TEUNISSEN | ZAKI |
|--|------------------------|-------|---------|-------|--------|------|-------|---------|-----------|------|
|  |                        | 1     | 2       | 3     | 4      | 5    | 6     | 7       | CW3       | CW3  |
| Roll Call:   | Present                | X     | X       | X     | X      | X    | X     | X       |           |      |
| Chair Rossouw called the meeting to order at 9:00 a.m. with all members except Commissioners Teunissen (vacation) and Zaki (business).   |                        |       |         |       |        |      |       |         |           |      |
| Staff Present: M. Kopaskie-Brown, D. Murray, P. Brenes, K. Smith, J. Cartledge, F. Andrade   |                        |       |         |       |        |      |       |         |           |      |
| The Pledge of Allegiance was given to the flag.  |                        |       |         |       |        |      |       |         |           |      |
| <b>PLANNING/ZONING MATTERS FROM THE AUDIENCE</b><br>There were no oral comments at this time.  |                        |       |         |       |        |      |       |         |           |      |
| <b><u>PUBLIC HEARINGS</u></b>  |                        |       |         |       |        |      |       |         |           |      |
| <b><u>PLANNING CASES P18-0849, P18-0850 and P19-0512 – 3740 PARK SIERRA DRIVE, WARD 6 - CONTINUED TO SEPTEMBER 19, 2019</u></b><br>Chair Rossouw announced that the applicant has requested continuance to the September 19, 2019 meeting. There was no one in the public to speak to the continuance. The Planning Commission continued Planning Cases P18-0849 (Conditional Use Permit), P18-0850 (Variance), and P19-0512 (PCORN) to the meeting of September 5, 2019.  | Motion Second All Ayes | X     | X       | X     | X      | X    | X     | X       |           |      |
| Motion Carried   |                        |       |         |       |        |      |       |         |           |      |
| Commissioner Mill disclosed he has received campaign contributions from the applicant and recused himself from the following discussion and left the dais.   |                        |       |         |       |        |      |       |         |           |      |
| Chair Rossouw stated he met with the applicant prior to the meeting. Commissioners Rubio, Kirby and Allen also indicated they met with the applicant prior to the meeting today.   |                        |       |         |       |        |      |       |         |           |      |
| <b><u>PLANNING CASES P18-0970, P18-0971, P18-0972, P18-0973, P18-0974 and P18-0975 – GENERAL PLAN AMENDMENT, REZONING, TENTATIVE TRACT MAP 37626, PLANNED RESIDENTIAL DEVELOPMENT, DESIGN REVIEW AND VARIANCE – SOUTHEAST CORNER OF TYLER STREET AND JURUPA AVENUE, WARD 7</u></b><br>Proposal by Oscar Graham of Passco Pacifica, LLC to consider the following entitlements to facilitate a planned residential development: 1) General Plan Amendment to change the General Plan land use designation from C – Commercial to MDR – Medium Density Residential; 2) Zoning Code Amendment to change the zone from CR – Commercial |                        |       |         |       |        |      |       |         |           |      |



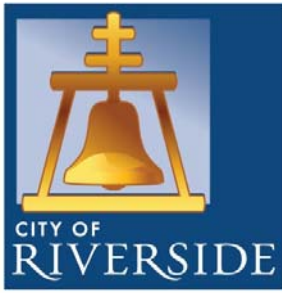
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|--|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
| WARDS  | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>3      |
| <p>Retail Zone to R-1-7000 – Single Family Residential Zone and a portion of the site to R-1-7000 –S – Single Family Residential and Building Stories (maximum 3 stories) Overlay Zones; 3) a Tentative Tract Map (No. 37626) to subdivide 7.07 acres into 56 single-family residential lots, lettered lots for open space and street purposes; 4) a Planned Residential Development Permit for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback. Candice Assadzadeh, Senior Planner, presented the staff report and noted staff was recommending denial of this project. She stated that a letter in support of staff’s recommendation was received from the Friends of Riverside’s Hills. Oscar Graham, applicant, stated they brought their development team to answer questions and introduced Bob Beers, Civil Engineer for the project. Mr. Beers gave a Power point presentation, focusing on the property and Airport Land Use review of the project. Mr. Beers introduced Vance Graham, project architect. Mr. Graham went over the design aspects of the project. Jeremy Krout, EPD Solutions, addressed the outreach to the neighborhood that the applicant conducted. Comments from the audience: Sean Mill, spoke in support and stated this site was ideal for housing and noted the housing shortage in the community. Dennis Denbrow stated he was in favor of the project. He noted that it has been indicated that the planes make right turn, this is not being done and expressed his concern that the planes are getting larger and noisier. John Castillo stated the proposed homes are not compatible with the neighborhood which is single story homes. The homes proposed are two-story and he felt sorry for the homes abutting the project. He suggested single story or assisted living projects for this site. Kim Ellis, Airport Manager, spoke regarding the airports authority. As indicated by previous speaker aircraft are not allowed to make left turns over the residential properties but some do. He pointed out that the noise abatement procedures are not FAA mandates, they are guidelines developed by the City and Airport to ease the burden of noise over the communities. The airport has no authority beyond the physical boundaries of the airport to cite a pilot for some breach of rule as they are guidelines only. Also, the number of aircraft flying is on an increase. Mr. Ellis stated that the primary concern for the Airport is safety and they could not support the project at this density. The public hearing was closed. Ms. Assadzadeh responded to the commission’s question regarding the existing homes, which were developed and approved prior to the ALUC Overlay Zone which would make these, essentially non-conforming uses. Any new proposals must comply with ALUC. Kristi Smith, Chief Assistant City Attorney, added that the homes surrounding</p> |                       |                                 |                       |                            |                  |                       |                                 |   |                  |



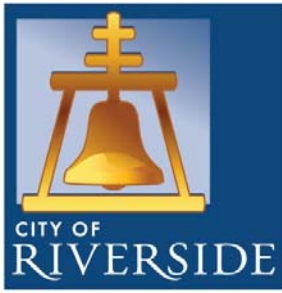
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| WARDS   | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>3      |
| <p>were built pursuant to the previous ALUC plan which is what Mr. Beers indicated with regard to the Ag Park area. The new plan has changed the density calculations for the property and protection zones. The Commission expressed their concerns regarding the fact that there are existing homes in the area already. The proposed site is at the end of the C Zone, and if approved, these homes will count toward the Housing Element. Commissioner Roberts indicated that due to safety reasons, she would not support the project. The Planning Commission motioned to approve the project and recommend the ALUC override to the City Council. Ms. Smith suggested that the Commission vote on the approval first. If approved, the Commission can make the required findings to support the approval under a separate motion.</p> <p>Motion Failed, the project was denied.</p> <p>Commissioner Mill returned to the dais at this time.</p> <p>RECESS<br/>The Planning Commission recessed 10:20 am reconvened 10:27 a.m.</p> <p><u>PLANNING CASE P19-0565 – ZONING CODE AMENDMENT, CITYWIDE</u><br/>Proposal by City of Riverside to amend the Zoning Code (Title 19 of the Riverside Municipal Code), including but not limited to, Article II (Zoning Code Administration, interpretation and Enforcement), Article V (Base Zones and Related Use and Development Provisions), Article VIII (Site Planning and General Development Provisions), Article IX (Land Use Development Permit Requirements/Procedures), and Article X (Definitions). The proposed modifications are intended to be consistent with the City's "Streamline Riverside" initiative to identify and implement strategic changes to provide greater clarity and reduce ambiguity within the Zoning Code. The proposed amendments include, but are not limited to, revisions to the standards for: 1) Accessory Buildings and Structures; 2) Multiple-Family and Mixed-Use developments; 3) Recycling Facilities; 4) Parking and Loading; and 5) Permitted Uses and Incidental Uses Tables; 6) Temporary Uses. Other minor changes and technical corrections may be considered as necessary for clarification or to remove redundancies. Jack Cartledge, Planning Technician, presented the staff report. He noted that a letter was received highlighting concerns with the proposed changes to the Approving and Appeal Authority and variance chapters, a copy of the letter was distributed. Commissioner Mill expressed his concern regarding limiting of the recycling facilities within a certain radius. Dave Murray, Principal Planner, noted that State</p> |                       | X                               |                       |                            |                  |                       |                                 |   |                  |
| Motion  |                       | X                               |                       |                            |                  |                       |                                 |   |                  |
| Second  |                       |                                 |                       |                            |                  | X                     |                                 |   |                  |
| Ayes  |                       |                                 | X                     |                            |                  |                       |                                 |   |                  |
| Noes  |                       | X                               |                       | X                          |                  |                       | X                               |   |                  |
|   |                       |                                 |                       |                            | X                |                       |                                 |   |                  |



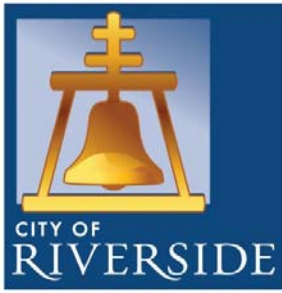
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|---|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
| WARDS   | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>3      |
| <p>mandate is that grocery stores have these recycling centers within a certain distance. Currently the code does not have a maximum number that could be throughout the City. Commissioner Mill also suggested that the permit be reduced to yearly instead of every two years. There were no public comments and the public hearing was closed. Following discussion the Planning Commission recommended that the City Council:</p> <p>1) Determine that Planning Case P19-0565 (Zoning Text Amendment) is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty that the amendment will not have the potential to cause a significant effect on the environment; and</p> <p>2) Approve Planning Case P19-0565 (Zoning Text Amendment) based on the findings in the staff report subject to the proposed changes summarized in the staff report, with modification that the recycling facilities permit be changed to an annual permit, instead of biennial. Also, that staff look into whether or not the number of recycling facilities can be limited within a certain area.</p> <p>Motion Carried.</p> <p><u>CONSENT CALENDAR</u></p> <p>The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>The Minutes of the Planning Commission Meeting of August 22, 2019 were approved as presented.</p> <p>Planning Commission Attendance – The Planning Commission excused the absence of Judy Teunissen from the Planning Commission meeting of August 22, 2019 due to vacation.</p> <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner:</p> <p>Mary Kopaskie-Brown, City Planner, reminded the Commission that staff will be presenting policy updates for the Victoria Avenue Corridor to the Land Use Committee. If anyone is interested the meeting will be Monday, September 9, 2019 at 1:00 p.m. in the Art Pick Council Chamber. She also addressed upcoming City Council and Planning Commission items.</p> <p>Ms. Kopaskie-Brown also indicated there will be four items going to Public Safety Committee for their input on September 18, 2019 at 1:00 p.m. in the Art Pick Council Chamber: Entertainment permit amendment to Title</p> |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| Motion<br>Second<br>Ayes  | X                     | X                               | X                     | X                          |                  | X                     | X                               |   |                  |
| All Ayes  | X                     | X                               | X                     | X                          | X                | X                     | X                               |   |                  |



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|---|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
| WARDS   | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>3      |
| <p>5; Noise control updates, amendment to Title 7; Loud or unruly gatherings amendment to Title 9; and Street performer ordinance, amendment to Title 18.</p> <p>Commissioner Parker announced he would be absent from the September 19, 2019 meeting due to vacation.</p> <p>Commissioner Rubio stated he would be absent from the October 3, 2019 meeting.</p> <p><b><u>ADJOURNMENT</u></b><br/>The meeting was adjourned 10:50 a.m. to the meeting of September 19, 2019 at 9:00 a.m. in the Art Pick Council Chamber.</p> |                       |                                 |                       |                            |                  |                       |                                 |   |                  |

The above actions were taken by the City Planning Commission on September 5, 2019. There is now a 10-day appeal period that ends on September 16, 2019. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on September 16, 2019.

P18-0849 (CUP), P18-0850 (VR), P19-0512 (PCORN): Continued to September 19, 2019  
 P18-0970 (GPA), P18-0971 (RZ), P18-0972 (TTM), P 18-0973 (PRD), P18-0974 (DR), P18-0975 (VR): Denied, final at Planning Commission unless appealed to City Council.  
 P18-0565: Approval recommended to City Council.